
Buyers Agent Check List *Executing the Purchase Agreement*

File #	2166785
Owner's Name:	Vivian Yao
Property Address:	35 Ayres Drive Stamford, Connecticut 06905

Cartus cannot process the agreement as "Seller" unless the following requirements have been satisfied and the terms have been confirmed with our homeowner.

In order to expedite this process please use the following checklist:

- ✓ **The Offer/Contract MUST** show appropriate Cartus Company as the seller; ie., **Cartus Financial Corporation** (ask the listing agent)
- ✓ **The Standard Addendum OR Texas Association of Realtors Relocation Addendum (TAR):**
We recommend you use our Cartus State Contract, if available. However, if the offer/contract is written on a local contract, the Standard Addendum or the Texas Association of Realtors Relocation Addendum (TAR) need to be signed and dated by the buyer(s) on the signature page and may NOT be altered in any way. The buyer(s) must also input their phone numbers on the signature page.
- ✓ **Seller's Real Estate Disclosure (SRED page):**
This document lists all of the disclosures, receipts and, if applicable, any inspections completed or pending. This document **MUST** be initialed on the lines to the left of EACH listed item (by all buyers) AND signed AND dated by buyer(s) at the bottom of document. The documents listed on this page need to be disclosed to the buyers, but not returned to Cartus.
- ✓ **The Lead Paint Addendum (Only if built prior to 1978):**
This document was filled out and signed by Cartus as the Seller. This needs to be initialed and signed by the buyer(s) AND the Listing Agent. The buyer(s) must initial next to both arrows under #4 AND check either A or B. The buyer(s) MUST then sign and date the bottom. The Listing Agent must initial #5 and sign and date the bottom as well.
- ✓ **The Blank Non-Occupant State Property Disclosure(s) (if applicable):**
This is a Blank copy of your required State Property Disclosure stamped and signed by Cartus as a Non-Occupant Owner. This is not a mistake; the Blank copy needs to be signed and dated by the buyer(s).
- ✓ **If applicable, Pending Disclosure Addendum (Addendum A)**
This document was filled out and signed by Cartus as the Seller. This document is notifying the buyer(s) that there are "pending" inspections. Cartus will send the buyer(s) the inspection reports with an updated "Seller's Real Estate Disclosure" page once the inspection report is completed. This document needs to be signed and dated by the buyer(s) and returned to Cartus with the contract ONLY if there are pending inspections.
- ✓ **Pre-qualifying or Pre-approval letter from a lender or mortgage broker:**
Pre-Qual letters must be on lender letterhead with lender's address, phone numbers and lender contact name.
- ✓ **A copy of the earnest money check is required.** Please see listing agent for Cartus dollar amount requirements.
- ✓ **Proof of funds is needed if this is a cash deal or if the cash portion the buyer is paying is higher than 20%**
- ✓ **Buyer's buyers Contract and pre-qualification or pre-approval letter with loan information if sale is contingent on buyer's home closing**
- ✓ **No changes or strikeouts to any Cartus forms. Documents MUST be legible.**

**Cartus Corporation
Seller's Real Estate Disclosure**



576-169973121

Buyer(s) may wish to obtain professional advice and or/ inspections of the property and to provide for appropriate provisions in the contract between Buyer(s) and Seller with respect to any advice/ inspections/ defects.

Note: You may also wish to have your broker complete and provide you with a similar disclosure statement.

*Buyer(s) closing this transaction prior to receiving all the above reports shall constitute buyer's waiver of the right to receive and review those reports.

➔ Dated: _____

Buyer: _____

➔ Buyer: _____

Please fax this document to (203) 749-5443



111-161553513

Homeowner's Real Estate Disclosure

Complete this form for your home. This information will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. Please complete this form and return it promptly to your Client Services Consultant.

File # 2166785

Owner's Name: Vivian Yao

Property Address: 35 Ayres Drive

Stamford, Connecticut 06905

United States Of America

Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. I/We further understand that an offer to purchase will not be made until this disclosure is completed.

A. The items checked below will remain with the subject property:

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Range | <input checked="" type="checkbox"/> Washer | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Central Vacuum |
| <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> T.V. Antenna |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Dryer | <input checked="" type="checkbox"/> Satellite Dish | <input checked="" type="checkbox"/> Public Sewer System |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Security Gates | <input type="checkbox"/> Intercom | <input type="checkbox"/> Septic Tank |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Sprinklers | <input type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Patio Deck |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Central Heating | <input type="checkbox"/> Pool | <input type="checkbox"/> Built-in Barbocue |

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111-161553513

- Window Screen Central Air Conditioning Spa Gazebo
- Rain Gutters Wall/ Window Air Conditioner Hot Tub
- Water Softener Owned Rented
- Garage Attached Not Attached Carport
- Pool/Spa Heater Gas Solar Electric
- Water Heater Gas Solar Electric
- Water Supply Owned Rented
- Gas Supply City Well Private Utility Other
- Security System Utility Bottled
- Exhaust Fan(s) in: Owned Rented Monitoring Contract/Fee

220 Volt Wiring in: Fireplace(s) in: Gas Starter:

Roof(s):

Type: Asphalt Approximate Age: 15 Repaired? (choose one) If Yes, Explain:
 Yes No

What is the approximate year the property was built? **1950** Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? If yes, describe. (Please add any additional comments on page 5)

Yes No



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111-161553513

B. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below. (Please add any additional comments on page 5).

- | | | | | | |
|---|---|---|--|---|--------------------------------|
| <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Windows | <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Roofs | <input type="checkbox"/> Stabs |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Insulation | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Driveways | <input type="checkbox"/> Doors | <input type="checkbox"/> Floor |
| <input type="checkbox"/> Walls/ Fences | <input type="checkbox"/> Electrical Systems | <input type="checkbox"/> Plumbing/ Sewer/Septic | <input type="checkbox"/> Exterior Siding | <input type="checkbox"/> Heating System | |

Other Structural Components (Describe): _____

C. Are you (Seller) aware of any of the following:

If the answer to any of these is yes, please explain. (Please add any additional comments on page 5).

1. Is your home accessed, in whole or part, through a private road? Yes No
If yes, please explain: _____
2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property. Yes No
3. Encroachments, easements, or similar matters that may affect your interest in the property. Yes No
4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes. Yes No
5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site. Yes No
6. Any settling from any cause, or slippage, sliding, or other soil problems. Yes No
7. Water damage, flooding, drainage, or grading problems. Yes No
8. Damage to property or structures from fire, earthquake, floods, landslides, hurricane, or other natural disaster. Yes No
9. Zoning violations, non conforming uses, violations of "setback" requirements. Yes No
10. Neighborhood noise problems or other nuisances. Yes No
11. Deed restrictions or obligations. Yes No
12. Is the type of siding on your home one of the following (if yes, select all that apply): Yes No
 Composition Board Hard Coat/Traditional Stucco Synthetic Stucco? Unknown
13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas). Yes No

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111-161553513

- 14. Any notices of abatement or citations against the property. Yes No
- 15. Any lawsuits against you affecting or threatening to affect the property. Yes No
- 16. That the home has ever been tested for radon gas. Yes No
- 17. If radon remediation was required, was the work done? If yes, when? (date) Yes No NA
- 18. That the home contains Asbestos or Lead-based paint. Yes No
- 19. Any evidence of or treatment/repairs for termite, structural, pest, or rodent infestation. Yes No
- 20. That there is now, or has ever been, any underground storage tank(s) on the property. Yes No
- 21. Have you experienced, or do you have knowledge of, any problems with the tank(s) such as leakage. Yes No NA
- 22. What materials are, or were, stored in the tank(s)? Yes No NA
- 23. Are any title holders not U.S. citizens? Yes No
- 24. Any special assessments? If yes, Type? Yes No
- 25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you collected insurance proceeds. (Please add any additional comments on page 5.) Yes No

Comments: _____

- 26. Any new construction, remodeling or modifications made to this home since 2003 using or involving drywall, also known as wallboard, gypsum board or plasterboard? (If checked yes, please describe on pg. 5) Yes No
- 27. Have you noticed any corrosion on any copper piping, wiring or HVAC units? Yes No
- 28. Have you noticed any sulfur "rotten egg" smell anywhere in the home? Yes No

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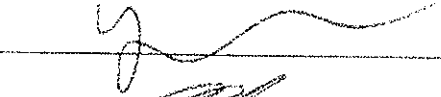


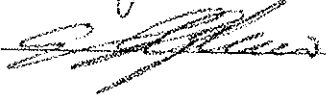
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Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.

Seller is occupying the property/ is not occupying the property/ Moved out on (date).

Home is currently occupied by me and/or members of my family/ is currently vacant/ is currently occupied by a tenant. Tenant will vacate by (date).

* Seller  Date 09/02/2011

Seller  Date 09/02/2011

Additional Comments for Section A / Roof:

Additional Comments for Section B:

Additional Comments for Section C:

Additional Comments for Section C / #25 & #26:

Please fax this document to (203) 749-5443



111-161553828

Lead Paint Disclosure

Please complete this Lead Paint Disclosure as appropriate for your home. Your responses shall be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Cartus Corporation must receive a completed Lead Paint Disclosure before submitting an offer to you. Copies of this disclosure will be provided to all potential purchasers of your property.

File # 2166785

Owner's Name(s): Vivian Yao

Property Address: 35 Ayres Drive

Stamford, Connecticut 06905
United States Of America

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Relocating Employee and any Co-Owner — Please initial)

1. The residential dwelling located on the property was built: (Sign your initials next to response A or B. Put your complete signature and date where indicated on the second page of this form):

_____ / _____ a. In 1978 or thereafter. (If you initial this line, disregard (2) and (3) below)

Owner Co-Owner

* V. Yao / H.S. b. Prior to 1978. (Complete (2) and (3) below)

Owner Co-Owner

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111-161553828

2. Presence of lead-based paint and/or lead-based paint hazards: (Initial A or B)
 _____ / _____ a. Known lead-based paint and/or lead-based paint hazards are present in the housing.
 Owner Co-Owner

Explanation: _____

* W / H.S b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards
 Owner Co-Owner in the housing.

3. Records and reports available to the seller: (Initial A or B)
 _____ / _____ a. Seller has provided the purchaser with all available records and reports
 Owner Co-Owner pertaining to lead-based paint and/or lead-based paint hazards in the housing.

(List documents below and attach copies to this form)

* W / H.S b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
 Owner Co-Owner

Purchaser's Acknowledgment

4. JP Purchaser has received copies of all information listed and on any attached sheets above. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*. Purchaser must choose either A or B below and put Purchaser's initials next to the choice made:

a. _____ The obligations of Purchaser under the purchase and sale agreement are contingent upon Purchaser obtaining a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at Purchaser's expense prior to midnight of the tenth calendar-day after Purchaser executes this addendum. This contingency will automatically terminate at that time unless, prior to that time, Purchaser (or Purchaser's agent) delivers to Seller (or Seller's agent) a written contract addendum listing the specific existing lead paint-based deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. Seller may, at Seller's option, within 5 days after receipt of Purchaser's proposed addendum, elect in writing to provide Purchaser with a credit for the costs

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111-161553828

of correcting the condition(s) at the time of settlement. If Seller does not elect to provide Purchaser with a credit, or if Seller makes a counter-offer, Purchaser shall have 5 days to respond to the counter-offer or remove this contingency and take the property in "as is" condition or the purchase and sale agreement shall become void. Purchaser may remove this contingency at any time by written notice to Seller.

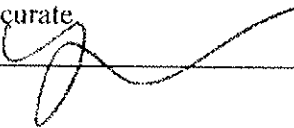
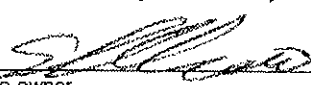
- b. JP Purchaser waives the opportunity to conduct a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards.

Listing Agent's Acknowledgment (initial)

- 5. _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and on any attached sheets and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Owner		Date	09/02/11	Co-owner		Date	09/02/20 11
Listing Agent [If applicable]	<u>Lawanda Perkins</u>	Date	09/13/11				
Purchaser	Lawanda Perkins as agent for Cartus	Date		Co-Purchaser		Date	

Cartus Financial Corporation

Lead Paint Addendum



111-162148632

File #: 2166785

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

This addendum is made a part of the purchase and sale agreement dated _____ between Cartus Financial Corporation (Seller) and _____ (Purchaser) for the property located at 35 Ayres Drive; Stamford, CT 06905; .

In the event any provision of this addendum conflicts in whole or in part with any term or condition of the purchase and sale agreement or any other addendum, the provisions of this addendum shall control.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

Purchaser hereby acknowledges that Seller is a non-occupant seller. As a non-occupant, Seller has no knowledge regarding the presence or lack thereof of any lead-based paint and or lead-based paint hazards on the property. Seller has provided Purchaser with a lead-based paint disclosure form executed by the party from whom Seller obtained its ownership interest. Seller does not make any guarantees, warranties or representations regarding the accuracy of the contents of such disclosure statement. Seller has not performed any lead-based paint or lead-based paint hazard inspections or risk assessments of the property. Intact lead-based paint that is in good condition is not necessarily a hazard; Seller has provided Purchaser with a copy of the EPA pamphlet Protect Your Family From Lead in Your Home which contains more information.

(1) The residential dwelling located on the property was built (choose one below and put initials by choice):

_____ A. In 1978 or thereafter (if you initial this line, please disregard (2) and (3)).

JP B. Prior to 1978. (Complete (2) and (3) below.)

(2) Presence of lead-based paint and/or lead-based paint hazards: (Choose one below and put initials by choice.)

_____ A. Known lead-based paint and/or lead-based paint hazards are present in the housing.

JP B. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(3) Records and reports available to the seller: (Choose one below and put initials by choice.)

_____ A. Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (see attached documents).

JP B. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Cartus Financial Corporation

Lead Paint Addendum



111-162148632

Purchasers' Acknowledgment (ALL Purchasers must initial, check appropriate box and sign below)

(4) [Signature] / [Signature] Each Purchaser has received copies of all information listed and on any attached sheets above AND each Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

[Signature] / [Signature] Purchaser has (check one below):

A. [] Received an opportunity to obtain a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at Purchaser's expense prior to midnight of the tenth calendar-day after Purchaser executes this addendum. This opportunity will automatically terminate at that time unless, prior to that time, Purchaser (or Purchaser's agent) delivers to Seller (or Seller's agent) a written contract addendum listing the specific existing lead paint-based deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. Seller may, at Seller's option, within 5 days after receipt of Purchaser's proposed addendum, elect in writing to provide Purchaser with a credit for the costs of correcting the condition(s) at the time of settlement. If Seller does not elect to provide Purchaser with a credit, or if Seller makes a counteroffer, Purchaser shall have 5 days to respond to the counter-offer or waive the rights under this paragraph and take the property in "as is" condition or the purchase and sale agreement shall become void. Purchaser may waive rights under this paragraph at any time by written notice to Seller.

OR

B. [] Waived the opportunity to conduct a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards.

Listing Agent's Acknowledgment (Initial)

(5) [Signature] Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and on any attached sheets and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate. The undersigned approve and accept this addendum and acknowledge this addendum to be part of the purchase and sale agreement.

Lawanda Perkins

09/13/11

Cartus Financial Corporation as Seller
Lawanda Perkins as agent for Cartus

Date

as Seller Cartus Financial Corporation

Date

Agent for Seller

Date

Purchaser

Date

Purchaser

Date

RE DISC Rev. 6/02

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
165 Capitol Avenue + Hartford, CT 06106**



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Seller's Name: <u>Mr & Mrs H. Sheng</u>			
Property Street Address: <u>35 Ayres Dr.</u>			
Property City: <u>Stamford,</u>	State: <u>CT</u>	Zip Code: <u>06905</u>	

The Uniform Property Condition Disclosure Act Connecticut General Statutes Section 20-327b requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$300.00 at closing if the seller fails to furnish this report as required by this act.

Please note that Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to disclose here any knowledge of any problem regarding the following:

YES	NO	UNKN		I. GENERAL INFORMATION	
-----	----	------	--	------------------------	--

- How long have you occupied the property? 4/2006 Age of structure 1950
- YES NO UNKN
 Does anybody other than yourself have any right to use any part of your property or does anybody else claim to own any part of your property? If yes, explain

- YES NO UNKN
 Is the property in a flood plain area or an area containing wetlands?

- YES NO UNKN
 Do you have any reason to believe that the municipality may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements?

- YES NO UNKN
 Is the property located in an historic village or special tax district?
 Explain _____

YES	NO	UNKN	II. SYSTEM/UTILITIES
-----	----	------	----------------------

- 6. HEATING SYSTEM problems? Explain _____
 a. Heating System and Fuel Type oil hot water
 b. Is there an underground fuel tank? If yes, location and age NO
In Basement
- 7. HOT WATER HEATER problems? Explain _____
 Type of hot water heater oil Age _____
- 8. PLUMBING SYSTEM problems? Explain _____
- 9. SEWAGE SYSTEM problems? Explain _____
 a. Type of sewage disposal system
 (central sewer, septic, cesspool, etc.) city sewage
 b. If private: (a) Name of service company _____
 (b) Date last pumped _____ Frequency _____
 c. If public:
 (1) Is there a separate charge made for sewer use? yes no _____
 (2) If separate charge, is it a flat amount or metered? metered
 (3) If flat amount, please state amount and payment dates _____
 (4) Are there any unpaid sewer charges, and if so state the amount _____
- 10. AIR CONDITIONING problems? Explain _____
 Air Conditioning type: Central _____ Window Other _____
- 11. ELECTRICAL SYSTEM problems? Explain _____
- 12. DRINKING WATER problems? Quality or Quantity? Explain _____
 If public drinking water:
 a. Is there a separate charge made for water use? Yes No _____
 b. If separate charge, is it a flat amount or metered? metered
 c. If flat amount, please state amount and payment dates _____
 d. Are there any unpaid water charges, and if so state the amount _____
- 13. ELECTRONIC SECURITY SYSTEM problems? Explain ADT
- 14. CARBON MONOXIDE OR SMOKE DETECTOR problems? Explain _____
- 15. FIRE SPRINKLER SYSTEM problems? Explain NA

YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
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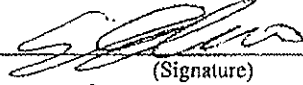
- 16. FOUNDATION/SLAB problems/settling? Explain _____
- 17. BASEMENT Water/Seepage/Dampness? Explain amount, frequency and location.

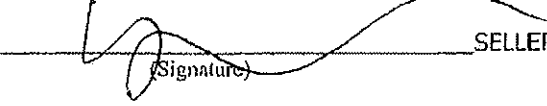
- 18. SUMP PUMP problems? If yes, explain NA
- 19. ROOF leaks, problems? Explain _____
Roof type Asphalt Age Approx 200
- 20. INTERIOR WALLS/CEILING problems? Explain _____
- 21. EXTERIOR SIDING problems? Explain Vinyl 200
- 22. FLOOR problems? Explain _____
- 23. CHIMNEY/FIREPLACE/WOOD OR COAL STOVE problems? Explain: _____
- 24. Any knowledge of FIRE/SMOKE damage? Explain _____
- 25. PATIO/DECK problems? _____
If made of wood, is wood treated or untreated? treated
- 26. DRIVEWAY problems? Explain pavement
- 27. TERMITE/INSECT/RODENT/PEST INFESTATION problems? Explain _____
- 28. IS HOUSE INSULATED? Type fiberglass Location Attic & walls
- 29. ROT AND WATER DAMAGE problems? Explain _____
- 30. WATER DRAINAGE problems? Explain _____
- 31. Are ASBESTOS CONTAINING INSULATION OR BUILDING MATERIALS present? _____
If yes, location _____
- 32. Is LEAD PAINT present? If yes, location _____
- 33. Is LEAD PLUMBING present? If yes, location _____
- 34. Has test for RADON been done? If yes, attach copy.
State whether a radon control system is in place RADON system in place

The Seller should use this area to further explain any item above. Attach additional pages if necessary and indicate here _____ the number of additional pages attached.

I. Seller's Certification

To the extent of the Seller(s) knowledge as a property owner, the Seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the Seller authorizes the broker or salesperson to provide the above information to prospective buyers, selling agents or buyer's agents.

DATE 8/21/2011 SELLER  SELLER HAO SHENG
 (Signature) (Type or Print)

DATE 8/21/2011 SELLER  SELLER YING YAO
 (Signature) (Type or Print)

II. Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of Section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

III. Statements Not to Constitute a Warranty

Any representations made by the seller on this report shall not constitute a warranty to the buyer.

IV. Nature of Disclosure Report

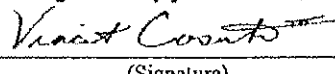
This residential disclosure report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

V. Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the department of public safety.

VI. Buyer's Certification

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and this disclosure statement does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this statement from the seller or seller's agent.

DATE 9/9/11 BUYER  BUYER _____
 (Signature) (Type or Print)

DATE _____ BUYER Vincent Cosentino as agent for Cartus BUYER _____
 (Signature) (Type or Print)

Questions or Comments? Consumer Problems?

Contact the Department of Consumer Protection at (860) 713-6150 or occprotrades@po.state.ct.us

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (PURCHASE AND SALE)

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interests in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(initial) HS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(initial) VC (c) Purchaser has received copies of all information listed above.

VC (d) Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home."

(e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead based paint and/or lead based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(initial) WJF (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u>Vincent Cosentino as agent for Cartus</u>	<u>X</u>	<u>8/22/11</u>
Purchaser	Seller	Date
<u>Vincent Cosentino</u>	<u>X</u>	<u>8/22/11</u>
Purchaser	Seller	Date
<u>William P. Flannery</u>	<u>X</u>	<u>8/25/11</u>
Agent	Agent	Date

Address of Property/Unit 35 Ayres Dr., Stamford

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
165 Capitol Avenue ♦ Hartford, CT 06106



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Name of Seller(s): Mr. HAO SHENG & Ms YING YAO
Property Street Address: 35 AVRES Dr.
Property Municipality: STAMFORD Zip Code: 06905

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$300.00 at closing if the seller fails to furnish this report as required by said act.

Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

YES	NO	UNKN	I. GENERAL INFORMATION
-----	----	------	------------------------

- 1. How long have you occupied the property? 4/2006 Age of Structure: 1950
- YES NO UNKN 2. Does anyone other than yourself have any right to use any part of your property, or does anyone else claim to own any part of your property? If yes, explain: _____
- YES NO UNKN 3. Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____
- YES NO UNKN 4. Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____
- YES NO UNKN 5. Is the property located in a municipally designated village district, municipally designated historic district, or special tax district, or listed on the National Register of Historic Places? If yes, explain: _____

Special statement: Information concerning village districts and historic districts may be obtained from the municipality's village or historic district commission, if applicable.

YES	NO	UNKN	II. SYSTEM/UTILITIES
-----	----	------	-----------------------------

- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Heating system problems? If yes, explain and list fuel types. _____
_____ <u>oil hot water</u> _____ |
| | | | a. Is there an underground fuel tank? If yes, give age of tank if known, and location. _____
_____ <u>in basement</u> _____ |
| | | | b. Are you aware of any problems with the fuel tank? If yes, explain: _____
_____ |
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Hot water problems? If yes, explain: _____
Type of hot water heater <u>Oil</u> Age _____ |
|--------------------------|-------------------------------------|--------------------------|--|
- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Plumbing system problems? If yes, explain: _____ |
|--------------------------|-------------------------------------|--------------------------|---|
- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Sewage system problems? If yes, explain: _____
Type of sewage disposal system (central sewer, septic, cesspool, etc.) <u>City Sewer</u> |
| | | | a. If private: (a) Name of service company _____
(b) Date last pumped _____ Frequency _____ |
| | | | b. If public:
(1) Is there a separate charge made for sewer use? Yes <u>X</u> No _____
(2) If separate charge, is it a flat amount or metered? _____ <u>metered</u>
(3) If flat amount, please state amount and due dates: _____
(4) Are there any unpaid sewer charges? Yes _____ No <u>X</u>
If yes, state the amount: _____ |
- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Air conditioning problems? If yes, explain: _____
Air Conditioning type: Central _____ Window <u>X</u> Other _____ |
|--------------------------|-------------------------------------|--------------------------|---|
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Electrical System problems? If yes, explain: _____ |
|--------------------------|-------------------------------------|--------------------------|--|
- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: _____ |
|--------------------------|-------------------------------------|--------------------------|---|
- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Are there any unpaid water charges? If yes, state the amount: _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain: _____
<u>Metered</u> |
- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Electronic security problems? If yes, explain: _____ <u>ADT Service</u> |
|--------------------------|-------------------------------------|--------------------------|---|
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Carbon monoxide or smoke detector problems? If yes, explain: _____ |
|--------------------------|-------------------------------------|--------------------------|--|
- | | | | |
|--------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Fire sprinkler system problems? If yes, explain: _____ <u>N/A</u> |
|--------------------------|-------------------------------------|-------------------------------------|---|

YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
-----	----	------	---

- 16. Foundation/slab problems/settling? If yes, explain: _____

- 17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location.

- 18. Sump pump problems? If yes, explain: NA

- 19. Roof leaks, problems? If yes, explain: _____
 Roof type: asphalt Age: 2001
- 20. Interior walls/ceiling problems? If yes, explain: _____

- 21. Exterior siding problems? If yes, explain: vinyl siding - 2001

- 22. Floor problems? If yes, explain: _____

- 23. Chimney/fireplace/wood or coal stove problems? If yes, explain: _____

- 24. Fire/smoke damage? If yes, explain: _____

- 25. Patio/deck problems? If yes, explain: _____

 If made of wood, is wood treated or untreated? treated
- 26. Driveway problems? If yes, explain: paved

- 27. Termite/insect/rodent/pest infestation problems? If yes, explain: _____

- 28. Is house insulated? If yes, type Fibreglass Location Attic & walls
- 29. Rot and water damage problems? If yes, explain: _____

- 30. Water drainage problems? If yes, explain: _____

- 31. Are asbestos containing insulation or building materials present? If yes, location _____

- 32. Is lead paint present? If yes, location _____

- 33. Is lead plumbing present? If yes, location _____

- 34. Has test for radon been done? If yes, attach copy of report. State whether a radon control system is in place, or whether a radon control system has been in place in the previous twelve months. If yes, explain. RADON System in Place
- 35. Does the property include any leased items? If yes, explain. (Items to be listed include, but are not limited to: propane fuel tanks, water heaters, major appliances, alarm systems and solar devices.)
- 36. Is the property subject to any types of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain.

The Seller should use this area to further explain any item above. Attach additional pages if necessary and indicate here _____ the number of additional pages attached.

I. Seller's Certification

To the extent of the Seller(s) knowledge as a property owner, the Seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the Seller authorizes the broker or salesperson to provide the above information to prospective buyers, selling agents or buyer's agents.

Date 1/29/2012 Seller [Signature] Seller HAO SHENG
 {Signature} {Type or Print}

Date 1/29/2012 Seller [Signature] Seller YING YAO
 {Signature} {Type or Print}

II. Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of Section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

III. Statements Not to Constitute a Warranty

Any representations made by the seller on this report shall not constitute a warranty to the buyer.

IV. Nature of Disclosure Report

This residential disclosure report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

V. Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the department of public safety.

VI. Buyer's Certification

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and this disclosure statement does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this statement from the seller or seller's agent.

Date 1/30/12 Buyer [Signature] Buyer Denise Decicco as agent for Cartus
 {Signature} {Type or Print}

Date _____ Buyer _____ Buyer _____
 {Signature} {Type or Print}

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (PURCHASE AND SALE)

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interests in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(initial) WS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(initial) DD (c) Purchaser has received copies of all information listed above.
(d) Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home."
(e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead based paint and/or lead based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(initial) WS (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Denise Decicco 1/30/12
Purchaser Date

Denise Decicco as agent for Cartus
Purchaser Date

Agent Date

[Signature] 8/22/11
Seller Date

[Signature] 8/22/11
Seller Date

William Raveis 8/25/11
Agent Date

Address of Property/Unit

35 Ayres Dr, Stamford

35 Ayres Dr., Stamford
 Utilities by Month

	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Total 12 months	Monthly Avg
Electricity	\$ 75	\$ 77	\$ 73	\$ 84	\$ 79	\$ 88	\$ 70	\$ 69	\$ 71	\$ 70	\$ 84	\$ 86	\$ 926	\$ 77
Heating Oil		\$ 347	\$ 314	\$ 460	\$ 311	\$ 298							\$ 2,349	\$ 196
Gallon		107	97	142	96	92							715	
Water/Sewer	\$ 65.0	\$ 60.0	\$ -	\$ 61.0	\$ -	\$ -	\$ 62.0	\$ -	\$ -	\$ 68.0	\$ 63.0	\$ -	\$ 379	\$ 32
Total	\$ 140.0	\$ 137.0	\$ 419.7	\$ 459.3	\$ 697.8	\$ 548.1	\$ 443.0	\$ 69.0	\$ 369.1	\$ 138.0	\$ 147.0	\$ 86.0	\$ 3,654.0	\$ 304.5

Prepared September 13, 2011

REDISC Rev. 6/02

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
165 Capitol Avenue + Hartford, CT 06106**

Seller is non-occupant owner and has no knowledge regarding this property



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Seller's Name:			
Property Street Address: 35 Ayres Drive			
Property City:	Stamford CT 06905	State:	Zip Code:

The Uniform Property Condition Disclosure Act Connecticut General Statutes Section 20-327b requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$300.00 at closing if the seller fails to furnish this report as required by this act.

Please note that Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to disclose here any knowledge of any problem regarding the following:

YES	NO	UNKN		I. GENERAL INFORMATION	
-----	----	------	--	------------------------	--

1. How long have you occupied the property? _____ Age of structure _____

2. Does anybody other than yourself have any right to use any part of your property or does anybody else claim to own any part of your property? If yes, explain

3. Is the property in a flood plain area or an area containing wetlands?

4. Do you have any reason to believe that the municipality may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements?

5. Is the property located in an historic village or special tax district? Explain _____

YES	NO	UNKN		II. SYSTEM/UTILITIES	
-----	----	------	--	-----------------------------	--

Seller is non-occupant owner and has no knowledge regarding this property

6. HEATING SYSTEM problems? Explain _____
 a. Heating System and Fuel Type _____
 b. Is there an underground fuel tank? If yes, location and age _____

7. HOT WATER HEATER problems? Explain _____
 Type of hot water heater _____ Age _____

8. PLUMBING SYSTEM problems? Explain _____

9. SEWAGE SYSTEM problems? Explain _____
 a. Type of sewage disposal system
 (central sewer, septic, cesspool, etc.) _____
 b. If private: (a) Name of service company _____
 (b) Date last pumped _____ Frequency _____
 c. If public:
 (1) Is there a separate charge made for sewer use? yes ___ no ___
 (2) If separate charge, is it a flat amount or metered? _____
 (3) If flat amount, please state amount and payment dates _____
 (4) Are there any unpaid sewer charges, and if so state
 the amount _____

10. AIR CONDITIONING problems? Explain _____
 Air Conditioning type: Central _____ Window _____ Other _____

11. ELECTRICAL SYSTEM problems? Explain _____

12. DRINKING WATER problems? Quality or Quantity? Explain _____

If public drinking water:

a. Is there a separate charge made for water use? Yes _____ No _____
 b. If separate charge, is it a flat amount or metered? _____
 c. If flat amount, please state amount and payment dates _____
 d. Are there any unpaid water charges, and if so state the amount _____

13. ELECTRONIC SECURITY SYSTEM problems? Explain _____

14. CARBON MONOXIDE OR SMOKE DETECTOR problems? Explain _____

15. FIRE SPRINKLER SYSTEM problems? Explain _____

YES

NO

UNKN

III. BUILDING/STRUCTURE/IMPROVEMENTS

Seller is non-occupant owner and has no knowledge regarding this property

- 16. FOUNDATION/SLAB problems/settling? Explain _____
- 17. BASEMENT Water/Seepage/Dampness? Explain amount, frequency and location.

- 18. SUMP PUMP problems? If yes, explain _____
- 19. ROOF leaks, problems? Explain _____
Roof type _____ Age _____
- 20. INTERIOR WALLS/CEILING problems? Explain _____
- 21. EXTERIOR SIDING problems? Explain _____
- 22. FLOOR problems? Explain _____
- 23. CHIMNEY/FIREPLACE/WOOD OR COAL STOVE problems? Explain: _____

- 24. Any knowledge of FIRE/SMOKE damage? Explain _____
- 25. PATIO/DECK problems? _____
If made of wood, is wood treated or untreated? _____
- 26. DRIVEWAY problems? Explain _____
- 27. TERMITE/INSECT/RODENT/PEST INFESTATION problems? Explain _____

- 28. IS HOUSE INSULATED? Type _____ Location _____
- 29. ROT AND WATER DAMAGE problems? Explain _____
- 30. WATER DRAINAGE problems? Explain _____
- 31. Are ASBESTOS CONTAINING INSULATION OR BUILDING MATERIALS present? _____
If yes, location _____
- 32. Is LEAD PAINT present? If yes, location _____
- 33. Is LEAD PLUMBING present? If yes, location _____
- 34. Has test for RADON been done? If yes, attach copy.
State whether a radon control system is in place _____

Seller is non-occupant owner and has no knowledge of this property.

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
165 Capitol Avenue ♦ Hartford, CT 06106**



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Name of Seller(s):
Property Street Address: 35 AYRES DRIVE Stamford CT 06905
Property Municipality:

Zip Code:

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$300.00 at closing if the seller fails to furnish this report as required by said act.

Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

YES	NO	UNKN	I. GENERAL INFORMATION
-----	----	------	------------------------

- 1. How long have you occupied the property? _____ Age of Structure: _____
- 2. Does anyone other than yourself have any right to use any part of your property, or does anyone else claim to own any part of your property? If yes, explain: _____

- 3. Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____

- 4. Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____

- 5. Is the property located in a municipally designated village district, municipally designated historic district, or special tax district, or listed on the National Register of Historic Places? If yes, explain: _____

Special statement: Information concerning village districts and historic districts may be obtained from the municipality's village or historic district commission, if applicable.

Seller is non-occupant owner and has no knowledge of this property.

YES	NO	UNKN		II. SYSTEM/UTILITIES	
-----	----	------	--	----------------------	--

- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 6. Heating system problems? If yes, explain and list fuel types. _____

a. Is there an underground fuel tank? If yes, give age of tank if known, and location. _____

b. Are you aware of any problems with the fuel tank? If yes, explain: _____
_____ | |
|--------------------------|--------------------------|--------------------------|--|--|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 7. Hot water problems? If yes, explain: _____
Type of hot water heater _____ Age _____ | |
|--------------------------|--------------------------|--------------------------|--|---|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 8. Plumbing system problems? If yes, explain: _____ | |
|--------------------------|--------------------------|--------------------------|--|---|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 9. Sewage system problems? If yes, explain: _____
Type of sewage disposal system (central sewer, septic, cesspool, etc.) _____
a. If private: (a) Name of service company _____
(b) Date last pumped _____ Frequency _____
b. If public:
(1) Is there a separate charge made for sewer use? Yes _____ No _____
(2) If separate charge, is it a flat amount or metered? _____
(3) If flat amount, please state amount and due dates: _____
(4) Are there any unpaid sewer charges? Yes _____ No _____
If yes, state the amount: _____ | |
|--------------------------|--------------------------|--------------------------|--|---|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 10. Air conditioning problems? If yes, explain: _____
Air Conditioning type: Central _____ Window _____ Other _____ | |
|--------------------------|--------------------------|--------------------------|--|--|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 11. Electrical System problems? If yes, explain: _____
_____ | |
|--------------------------|--------------------------|--------------------------|--|---|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: _____
_____ | |
|--------------------------|--------------------------|--------------------------|--|--|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. | |
|--------------------------|--------------------------|--------------------------|--|--|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | b. Are there any unpaid water charges? If yes, state the amount: _____ | |
|--------------------------|--------------------------|--------------------------|--|--|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain: _____
_____ | |
|--------------------------|--------------------------|--------------------------|--|---|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 13. Electronic security problems? If yes, explain: _____
_____ | |
|--------------------------|--------------------------|--------------------------|--|---|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 14. Carbon monoxide or smoke detector problems? If yes, explain: _____
_____ | |
|--------------------------|--------------------------|--------------------------|--|---|--|
- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 15. Fire sprinkler system problems? If yes, explain: _____
_____ | |
|--------------------------|--------------------------|--------------------------|--|---|--|

Seller is non-occupant owner and has no knowledge of this property.

YES	NO	UNKN		III. BUILDING/STRUCTURE/IMPROVEMENTS	
-----	----	------	--	---	--

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16. | Foundation/slab problems/settling? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|--|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17. | Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location.
_____ |
|--------------------------|--------------------------|--------------------------|-----|---|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 18. | Sump pump problems? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|---|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 19. | Roof leaks, problems? If yes, explain: _____
_____ |
| | | | | Roof type: _____ Age: _____ |

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 20. | Interior walls/ceiling problems? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|--|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 21. | Exterior siding problems? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|---|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 22. | Floor problems? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|---|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 23. | Chimney/fireplace/wood or coal stove problems? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|--|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 24. | Fire/smoke damage? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|--|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 25. | Patio/deck problems? If yes, explain: _____
_____ |
| | | | | If made of wood, is wood treated or untreated? _____ |

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 26. | Driveway problems? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|--|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 27. | Termite/insect/rodent/pest infestation problems? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|--|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 28. | Is house insulated? If yes, type _____ Location _____ |
|--------------------------|--------------------------|--------------------------|-----|---|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 29. | Rot and water damage problems? If yes, explain: _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|--|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 30. | Water drainage problems? If yes, explain: _____ |
|--------------------------|--------------------------|--------------------------|-----|---|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 31. | Are asbestos containing insulation or building materials present? If yes, location _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|---|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 32. | Is lead paint present? If yes, location _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|--|

- | | | | | |
|--------------------------|--------------------------|--------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 33. | Is lead plumbing present? If yes, location _____
_____ |
|--------------------------|--------------------------|--------------------------|-----|---|

